

1 AN ACT concerning civil law.

2 **Be it enacted by the People of the State of Illinois,**  
3 **represented in the General Assembly:**

4 Section 1. Short title. This Act may be cited as the  
5 Industrialized Residential Structure Deed Restriction Act.

6 Section 5. Definitions. As used in this Act:

7 "Industrialized residential structure" means a  
8 manufactured housing unit that is intended to contain or  
9 contains only one or 2 dwelling units and is constructed in  
10 conformance with a model building code published by a model  
11 code organization.

12 "Manufactured housing unit" has the meaning ascribed to  
13 that term in the Illinois Manufactured Housing and Mobile Home  
14 Safety Act.

15 "Model code organization" has the meaning ascribed to that  
16 term in 77 Ill. Adm. Code 880.10.

17 Section 10. Deed restriction or restrictive covenant  
18 concerning erection of industrialized residential structure.

19 (a) Except as provided in Section 15 of this Act, a deed  
20 restriction or restrictive covenant may not prohibit or  
21 restrict the erection of an industrialized residential  
22 structure on real property.

1           (b) This Section does not require a property owner to erect  
2 an industrialized residential structure on the owner's  
3 property.

4           Section 15. Aesthetic compatibility requirement permitted.  
5 A deed restriction, restrictive covenant, or agreement that  
6 applies uniformly to all homes and industrialized residential  
7 structures in a subdivision may impose the same aesthetic  
8 compatibility requirements on an industrialized residential  
9 structure in the subdivision that are applicable to all  
10 residential structures in the subdivision.

11           Section 20. Application. This Act applies only to deed  
12 restrictions or restrictive covenants that are recorded on or  
13 after the effective date of this Act.